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PLANNING DEPARTMENT

DESIGN REVIEW BOARD AGENDA

Tuesday, September 4, 2012 8:30 A.M.

CITY COMMISSION CHAMBERS

- I. REQUESTS FOR CONTINUANCES
 - 1. DRB File No. 22920, **4701 North Meridian Avenue Former Miami Heart** <u>institute.</u> The applicant, 4701 North Meridian, LLC., is requesting a preliminary evaluation for the partial demolition, renovation, and adaptive re-use of the former hospital site as a new multifamily residential development, retaining existing nonconforming height, setbacks, floor area, and off-street parking. [The applicant is requesting a continuance to October 2, 2012.]
- II. SINGLE FAMILY HOMES
 - 1. Previously Continued Applications from July 3, 2012
 - a. <u>DRB File No. 22911, 2300 Bay Avenue.</u> The applicant, George Lindemann, is requesting Design Review Approval for the construction of a new 2-story home, to replace an existing pre-1942 architecturally significant 2-story home, to be demolished.
 - 2. Previously Continued Applications from August 7, 2012
 - a. <u>DRB File No. 22916, 5004 North Bay Road.</u> The applicant, Christian M. DeBerdouare, is requesting Design Review Approval for the construction of a new 2-story home, which will replace an existing 2-story residence, to be demolished
 - New Applications
 - a. <u>DRB File No. 22921, **2511 Lake Avenue**.</u> The applicant, Craig Robins, is requesting Design Review approval for the construction of a new roof-top addition and a new 2-story addition to an existing pre-1942 architecturally significant 2-story home.
 - b. <u>DRB File No. 22917</u>, **1435 W. 27**th **Street**. The applicant, Brett Palos, is requesting Design Review Approval for the construction of a new 2-story home, to replace an existing pre-1942 architecturally significant 2-story home, to be demolished.

- c. <u>DRB File No. 22918</u>, **2687 Flamingo Drive**. The applicant, 1207 Ventures, Inc., is requesting Design Review Approval for the construction of a new 2-story home, to replace an existing pre-1942 architecturally significant 2-story home, to be demolished.
- d. <u>DRB File No. 22919</u>, **81 North Hibiscus Drive**. The applicant, Germaine Rodriguez, is requesting Design Review Approval for the construction of a new 2-story home, to replace an existing pre-1942 architecturally significant 2-story home, to be demolished.
- 4. Modifications to Previously Approved Plans
 - a. <u>DRB File No. 22852</u>, **451 East Dilido Drive**. The applicant, Ciro Savian, is requesting revisions to a previously issued Design Review approval for the construction of a new 2-story home, which will replace an existing single story residence, to be substantially demolished. Specifically, the applicant is requesting to increase the height of the new home.

III. APPLICATIONS FOR DESIGN REVIEW APPROVAL

- 1. Modifications to Previously Approved Plans (Continued from July 2, 2012)
 - a. DRB File No. 22868, 850 Commerce Street Restaurant. The applicant, Commerce Restaurant Partners, LLC, a Pennsylvania limited liability company, is requesting modifications to a previously issued Design Review Approval for the renovation and alteration of an existing 2-story building and the construction of a new 2-story building with an outdoor dining terrace as part of a new restaurant. Specifically, the applicant is requesting to extend the previously approved hours of operation, increase the seating on the property, and construct a new canopy structure over the courtyard, including both a solid 'green' roof and a retractable canopy.

IV. NEXT MEETING DATE REMINDER Tuesday, October 2, 2012 @ 8:30 a.m.

These applications have been filed with the Planning Department for review by the Design Review Board, pursuant to Section 118-252, and Section 118-71 of the City's Land Development Regulations.

All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Design Review Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. The applications for the above projects are available for public inspection during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550

Any of the above items may be continued and, under such circumstances, additional legal notice would not be provided. Any person may contact the Department at (305) 673-7550 for information as to the status of these items as a result of the Board's meeting.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).